

Message Text

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TO USMISSION OECD PARIS PRIORITY

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E.O. 11652: N.A.

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SUBJECT: PROPOSED TEXT CONCERNING LAND USE AND
ENVIRONMENT QUALITY - OECD L975

REF: (A) PARIS L8392; (B) ENV(74)18 SUMMARY RECORD,
JULY 25, 1974 MEETONG OF PERM DELS

1. AS REQUESTED FOLLOWING TEXT CONTAINS U.S. PROPOSAL
FOR REVISING SUBPARA.28 OF 1975 PROGRAM (ENV(74)L8) CON-
CERNING LAND USE AND ENVIRONMENTAL QUALITY.

2. BEGIN TEXT. "28. LAND USE AND ENVIRONMENTAL QUALITY.
DECISIONS AS TO THE USE MADE OF PARTICULAR LAND SITES HAVE
GREAT ECONOMIC AND ENVIRONMENTAL IMPORTANCE THAT HAVE NOT
RECEIVED ENOUGH ATTENTION TO DATE. IN ORDER TO EXAMINE
THE POTENTIAL FOR ENVIRONMENTAL AND ECONOMIC POLICY IN
PROPER MANAGEMENT OF THE USE OF LAND, IT IS PROPOSED TO
UNDERTAKE A STUDY WHICH WILL ASSEMBLE THE STATE-OF-THE-
ART TECHNIQUES FOR SYNTHESIZING ENVIRONMENTAL, FUNCTIONAL,
AND ECONOMIC OBJECTIVES AND INCORPORATING THEM INTO THE
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LAND USE PLANNING PROCESS.

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3. PART ONE OF THIS STUDY WILL INCLUDE (1) TECHNIQUES FOR ASSESSING THE EXISTING VALUE OF INDIVIDUAL TRACTS OF LAND SUBJECT TO URBANIZATION FORCES, THEIR ROLE IN THE AREA'S ECOLOGY, AND THEIR RELATIVE SENSITIVITY TO DEVELOPMENT; (2) TECHNIQUES FOR DETERMINING DEGREES OF COMPATIBILITY AND INCOMPATIBILITY OF ADJACENT LAND USES; AND (3) TECHNIQUES FOR A SYNTHESIS, POSSIBLY INCLUDING PROTOTYPICAL URBANIZATION CONFIGURATIONS.

4. A SECOND PART OF THE STUDY WILL EXPLORE INSTITUTIONAL TOOLS AND ARRANGEMENTS USED IN IMPLEMENTING LAND USE PLANS AND RECOMMEND FEASIBLE ALTERNATIVES. THIS PART WOULD INCLUDE TOOLS OF DIRECT LAND USE PLANNING AND RECOMMEND FEASIBLE ALTERNATIVES. THIS PART WOULD INCLUDE TOOLS OF DIRECT LAND USE CONTROL SUCH AS ZONING ORDINANCES, BUILDING CODES AND PUBLIC OWNERSHIP OF DEVELOPMENT RIGHTS, AS WELL AS INDIRECT INDUCEMENTS, SUCH AS THE JUDICIOUS LOCATION OF INFRASTRUCTURE FACILITIES AND TAX INCENTIVES SCHEMES.

5. IN PART THREE, LEGISLATIVE REQUIREMENTS AND APPROPRIATE INSTITUTIONAL ARRANGEMENTS NECESSARY FOR IMPLEMENTATION AT SEVERAL GOVERNMENT LEVELS ALSO WILL BE STUDIED.

6. FINALLY, PART FOUR OF THE STUDY WILL INVENTORY AND ASSESS EXISTING ENVIRONMENTAL CRITERIA, STANDARDS, AND MEASUREMENT METHODOLOGIES NECESSARY FOR THE ENVIRONMENTAL ASSESSMENT OF INDIVIDUAL DEVELOPMENT DECISIONS; IDENTIFY THE FINANCIAL, TECHNICAL, AND PERSONNEL REQUIREMENTS FOR SUCCESSFUL ADMINISTRATION; EVALUATE THE POTENTIAL EFFECTIVENESS OF LAWS REQUIRING SUCH ASSESSMENTS." END TEXT.
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